

Islandview Condominium Association
Board Meeting Minutes
November 19, 2019

Present: Jennifer Afonica, Bob Cosgrove, Denise Cosgrove, Fred Konchan, Dawn Paluszny, Cindy Parkhurst

Absent: None

A. Call to order – The meeting was called to order at 6:35pm by Cindy Parkhurst.

B. Submission of October meeting Minutes – Cindy Parkhurst

1. The October 15, 2019 meeting Minutes were reviewed. No discussion or corrections, Minutes accepted.

C. Financial Report – Jennifer Afonica

1. Board members received and reviewed a copy of the October month-end receivables and disbursements ledgers. The Annual Budget was also reviewed.
2. Delinquent Dues: One account - 27 months, legal proceedings in progress.
3. After discussion, the Financial Report was approved.

D. Old Business

1. The Board has approved the bid from *Cassino Construction & Cement* for cement replacement of certain sections next spring. This will address several problem areas that have been noted by the Board as well as our residents. Many thanks to Dawn Paluszny for her work on this!
2. The Board has approved the bid from *Allied Gutter* for gutter repairs and additions next spring. Several new sections of gutter will be added to help direct water away from the siding, which has caused deterioration of the siding over the years. This project is in conjunction with the building painting project next year. Thanks again to Dawn for her work on this!
3. The Board has approved the bid from *Amistee Air Duct Cleaning* to have all exterior dryer vents cleaned. Timeframe to be determined. Many thanks to Denise Cosgrove for her work on this!

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4. The Board has approved the bid from *Leigh's Glass* to replace the rubber gaskets/weather strips on the entry doors of 2445 which have come loose and are hanging down. Thank you, Denise, for your help with this!
5. As of this writing, 15 units have completed their A/C line cleaning and hose replacement. Denise Cosgrove will continue to coordinate appointments with residents after the holidays. Many thanks to Denise for her help with this as well!

E. New Business

1. As winter approaches, the Board would like to remind our community to please drive with care within the property for the safety of all residents.
When snow is expected, please plan accordingly and **use your carport** and/or the northwest section of the parking lot. The main parking area must be kept clear so that snowplows can do their job.
Snow shovels and salt buckets have been placed at the front entry doors. If you are able, please do your part to help keep our entries cleared.
Lastly, the three easternmost parking spaces in front of east 2445 are designated for extra snow storage. Should it become necessary, these spaces will be blocked off and may remain so for the remainder of the season.
2. The Board has noted the formation of a small sinkhole in the parking lot in front of 2445. We will continue to monitor it and determine who to contact for assessment.
3. As noted in "Old Business", we have several significant projects slated for 2020. These investments can only increase our property values and enhance our Islandview community. Your patience and cooperation will be much appreciated.

F. Adjournment – meeting adjourned at 8:10pm. Next meeting January 21, 2020.

Minutes submitted by: Cindy Parkhurst, President